File Box "7"
Saturn & Mazer
File #33743

BOOK 9787 PG 614

7

This Instrument Prepared by B. Simmons
8 Penn Center
Philadelphia, PA 19103

BRNF-00055

WARRANTY DEED

THIS INDENTURE, made this 21ST day of JULY, A.D., 19 95, between **DAN F. HEDRICK and DOROTHY B. HEDRICK, Husband and Wife**

Tennessee, First Parties, and

ROBERT W. SINKS, JR. and wife, KAROLE L. SINKS

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Two Hundred Thirty One Thousand and 00/100---------- ($ 231,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Woodmont Estates No. 2, as of record in Book 1130, page 99, Register's Office for said County, and parts of lots Nos. 43 and 44 on an unrecorded plan of subdivision of a tract marked "Future Development" on said plan, and described together as follows:

Legal description continued on Exhibit "A" attached hereto and made a part hereof:

1315 09/07 0101 03CHECK 867.70

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

EXHIBIT "A"

Beginning at a point on the westerly margin of Sugartree Place, at the common corner of Lots 73 and 74; thence with the line between said lots, westwardly 169.7 feet to a point in the easterly line of lot 43; thence with the line between lots 43 and 74, northwardly 13.5 feet to the common corner of lots 41 and 43; thence with the line between said lots 41 and 43, westwardly 15.2 feet to a point, the northeast corner of that part of lot 43 conveyed to Robert E. Bowman and wife, by deed of record in Book 1910, page 97, said Register's Office; thence southwardly with the easterly line of said Bowman lot and the easterly line of that part of lot No. 44 conveyed to George K. Leonard, Jr. and wife, by deed of record in Book 1942, page 505, said Register's Office, 137.29 feet, more or less to a point in the westerly line of lot No. 72; thence northeastwardly, with the line between lots 72 and 44, 11.5 feet, more or less, to the southwest corner of Lot 73; thence with the line between Lots 72 and 73, southeastwardly 156.7 feet to the westerly margin of Sugartree Place, thence with the margin of said Place, northwardly along a slight curve, 159.9 feet to the beginning.

BEING the same premises which Annie P. Stone and H. Jere Ford, Co-Executors, pursuant to the power and authority conferred under the Will of Jeannette Stone Anderson, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 5221, Page 788&c., granted and conveyed unto Dan F. Hedrick and Dorothy B. Hedrick, Husband and Wife, in fee.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Dan F. Hedrick (L.S.)
Dan F. Hedrick

_____(L.S.) Dorothy B. Hedrick (L.S.)
Dorothy B. Hedrick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON **}:ss**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **DAN F. HEDRICK and DOROTHY B. HEDRICK, Husband and Wife,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 21st day of July 19 95

Ernestine R. Terry
Notary Public
ERNESTINE R. TERRY

My Commission expires May 25, 1996

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0097727

IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10:30

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER ROBERT W. SINKS, JR. & KAROLE L. SINKS
ADDRESS 3713 SUGARTREE PLACE
NASHVILLE, TN 37215

Map & Parcel 117-9-96
Field Book 70A 36 95

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
PNC MORTGAGE CORP. OF AMERICA
ADDRESS 440 NORTH FAIRWAY DRIVE, VERNON HILLS, ILLINOIS 60061

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 231,000.00 . Affiant _____.

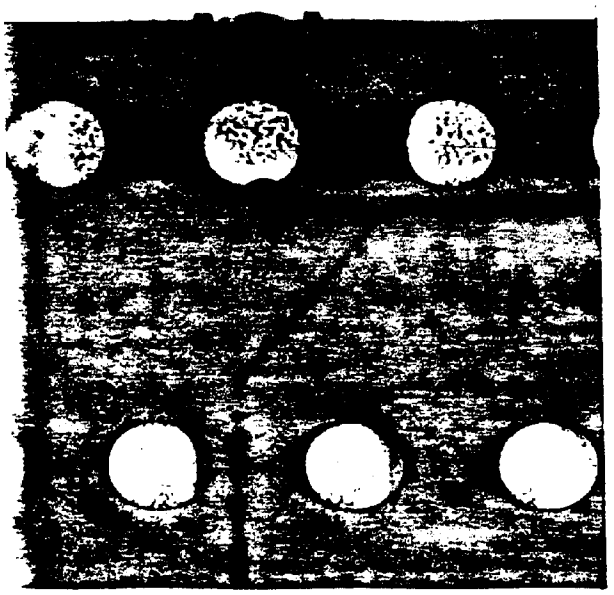
Subscribed and sworn to before me this 18TH day of AUGUST 19 95.

Notary Public _____

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7-25-98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

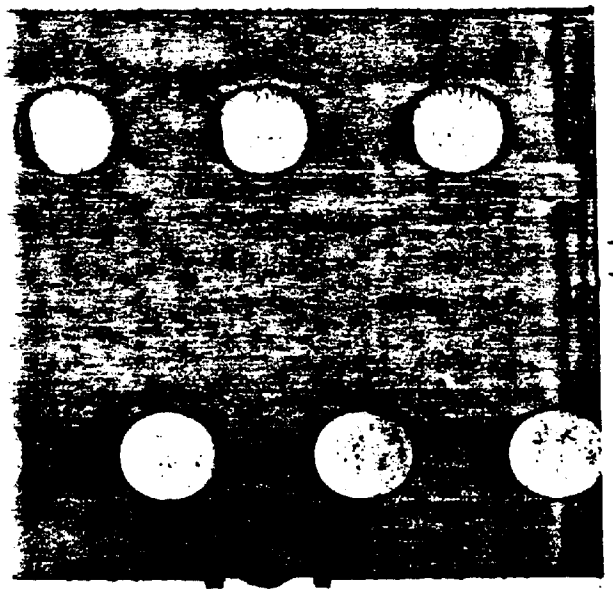
RECEIVED OF _____

FOR _____

BOOK 9787 PG 617

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT
231000.00
CON TX 854.70
PRFEE 1.00
WDEED 12.00
TOTAL 867.70
CHECK 867.70

09/07/95 01 10:33 0001 1315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097727
IDENTIF. ↑ REFERENCE

95 SEP -7 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.950207